

Being a Replat of a Portion of Tracts E, H, I and K, Rock Creek Ranch Filing No. 12,
Situating in the Southeast Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M.,
Town of Superior, County of Boulder, State of Colorado

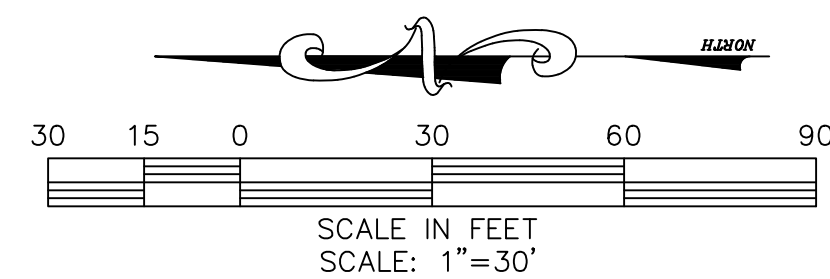
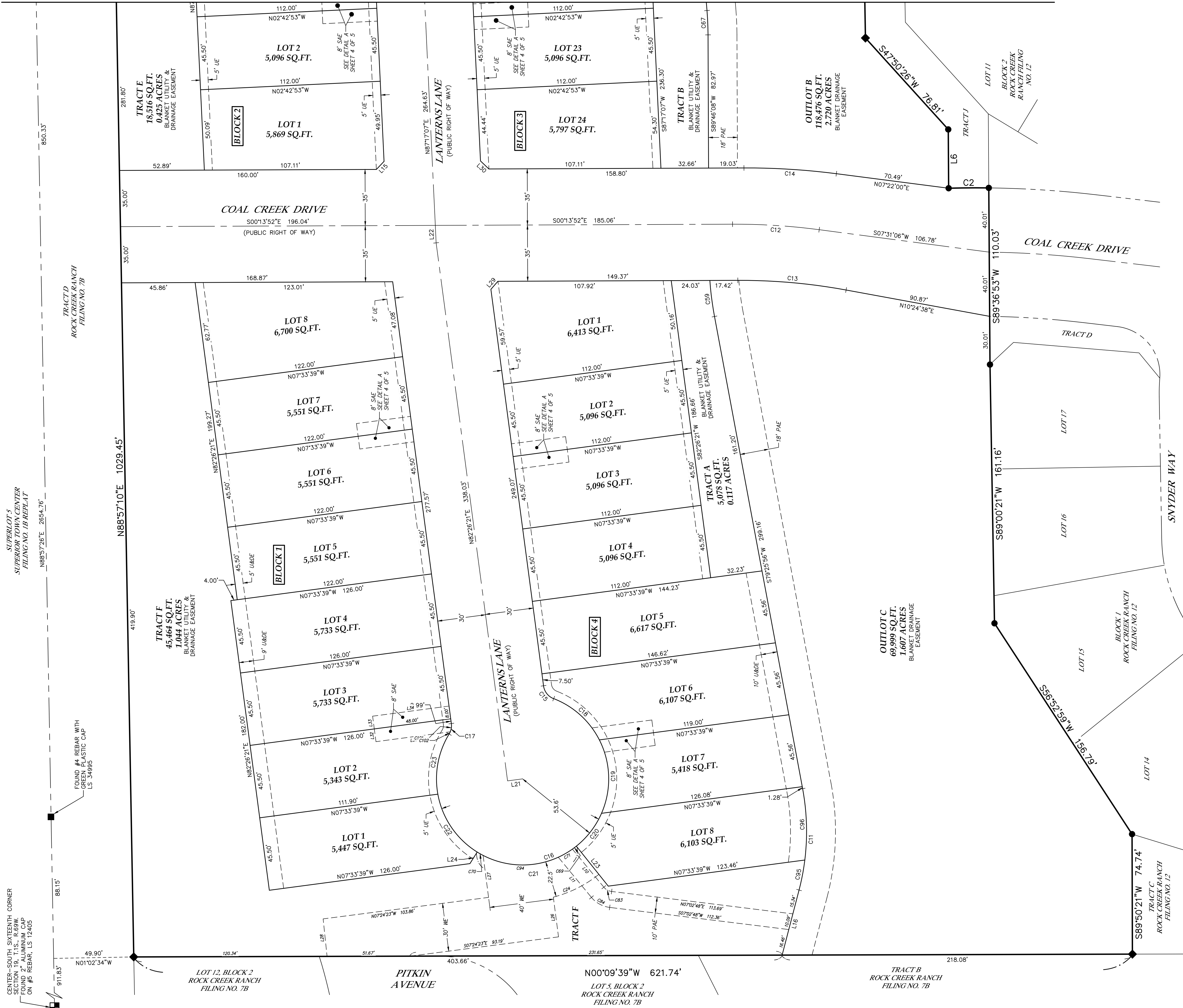
1

SHEET 1 OF

Preliminary and Final Subdivision Plat of
ROCK CREEK RANCH FILING NO. 12A

SEE SHEET 3 OF 5

SEE SHEET 3 OF 5

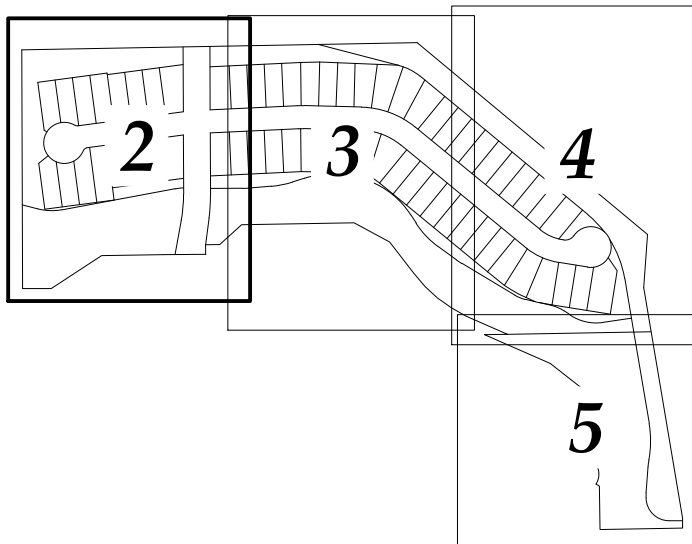


LEGEND

—	CENTERLINE
- - -	EASEMENT LINE
- - -	SECTION LINE
- - -	RIGHT-OF-WAY LINE
- - -	ADJACENT PARCEL
—	PROPERTY LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATERLINE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SAE	SHARED ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
SWE	SOUND WALL EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&SWE	UTILITY, DRAINAGE AND SOUND WALL EASEMENT
■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #5 REBAR WITH ALUMINUM CAP, LS 12405
●	SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
○	CALCULATED POSITION

** FOR LINE AND CURVE TABLE
SEE SHEET 5 OF 5 **

SHEET INDEX



- BLOCK 3 EASEMENT NOTES**
- Back of lot easements for Lots 1 through 11 of Block 3, shall be Utility Easement.
 - Back of lot easements for Lots 12 through 19 of Block 3, shall be Utility and Drainage Easement.
 - Back of lot easements for Lots 20 through 24 of Block 3, shall be Utility Easement.

PRELIMINARY

Ronnie L. Edwards - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480

DATE:	1/16/2018
FILE NAME:	20160908SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	RLE

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com



DATE:	4/11/18
REVISED PER TOWN COMMENTS	CSK 4/11/18
REVISED PER COMMENTS	CSK 6/7/18

ROCK CREEK RANCH FILING NO. 12A
FOR
CIVIL RESOURCES
323 5TH STREET
FREDERICK, CO 80530

PROJECT #:
20160908

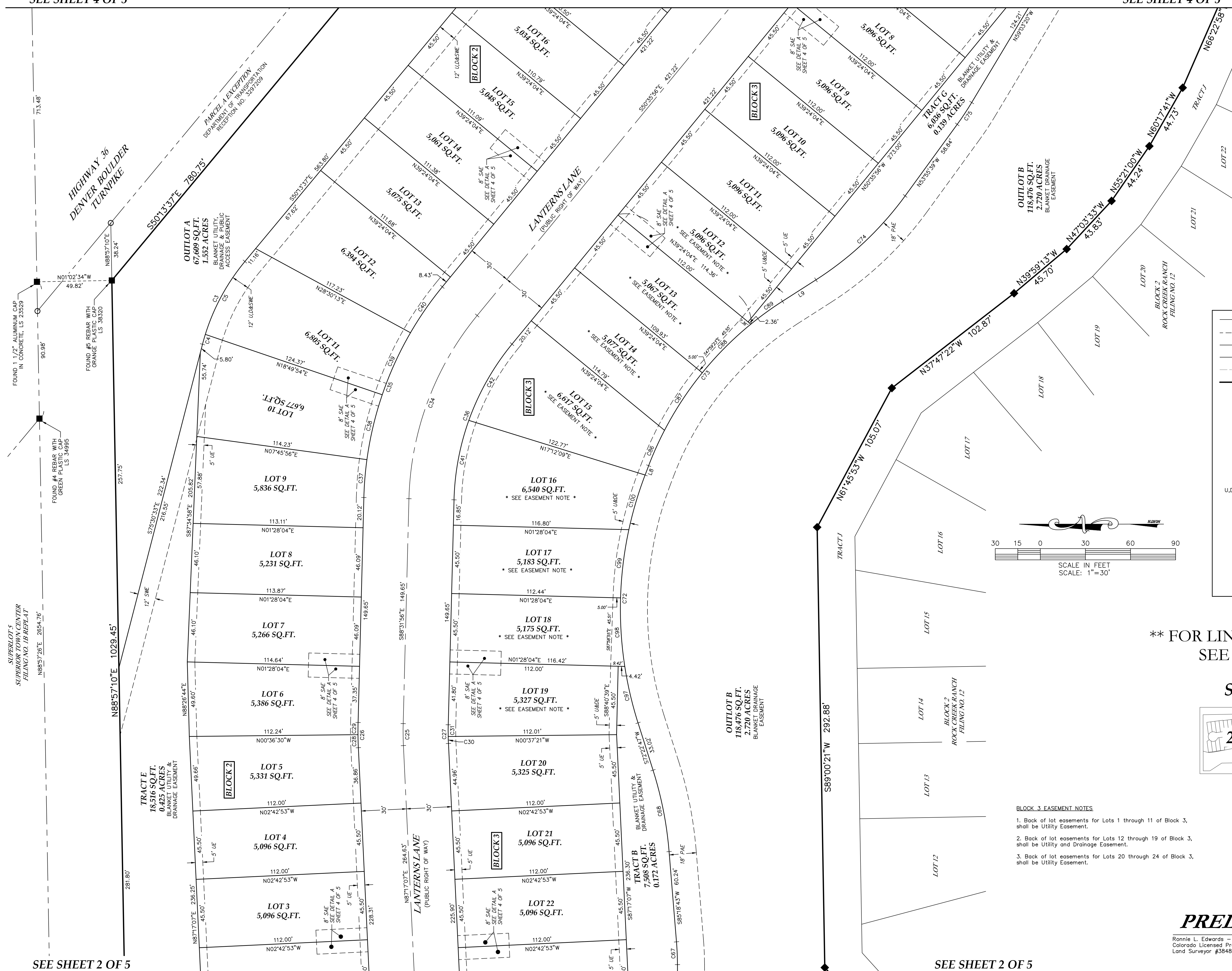
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SHEET 2 OF 5

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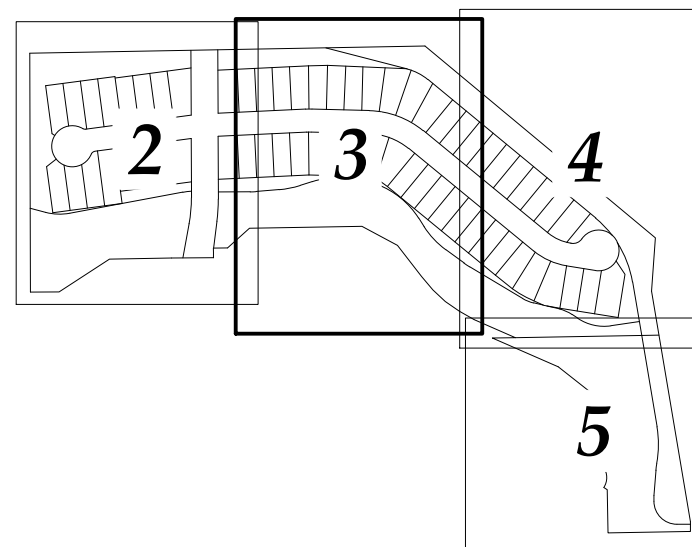
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** FOR LINE AND CURVE TABLE
SEE SHEET 5 OF 5 **

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BLOCK 3 EASEMENT NOTES

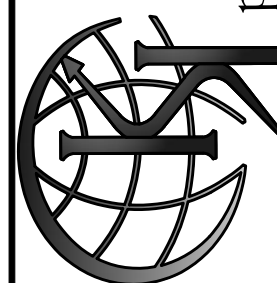
1. Back of lot easements for Lots 1 through 11 of Block 3, shall be Utility Easement.
2. Back of lot easements for Lots 12 through 19 of Block 3, shall be Utility and Drainage Easement.
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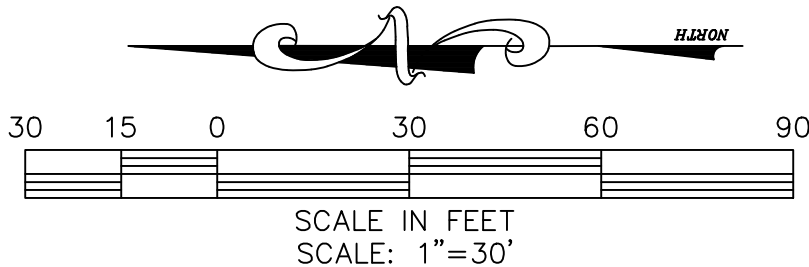
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SHEET 3 OF 5

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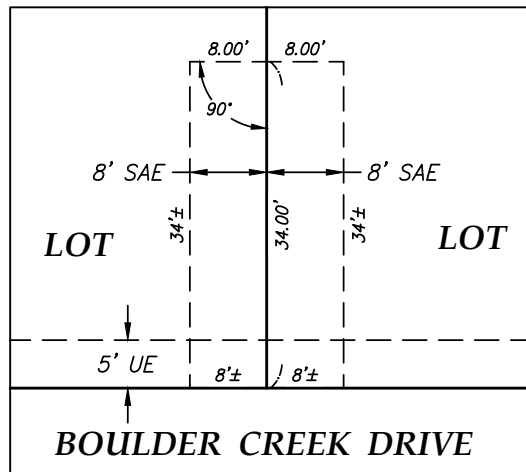
(BASIS OF BEARINGS) N00°10'20"W 1313.91'
814.27'

SOUTH SIXTEENTH CORNER
SECTION 36, T1N, R10E, S4E
FOUND 3 1/4" ALUMINUM CAP
ON STANDARD PIPE, LS 23519,
2000, IN MONUMENT BOX



LEGEND

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- - - SECTION LINE
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- CALCULATED POSITION



DETAIL A
SCALE: 1"=20'

**** FOR LINE AND CURVE TABLE
SEE SHEET 5 OF 5 ****

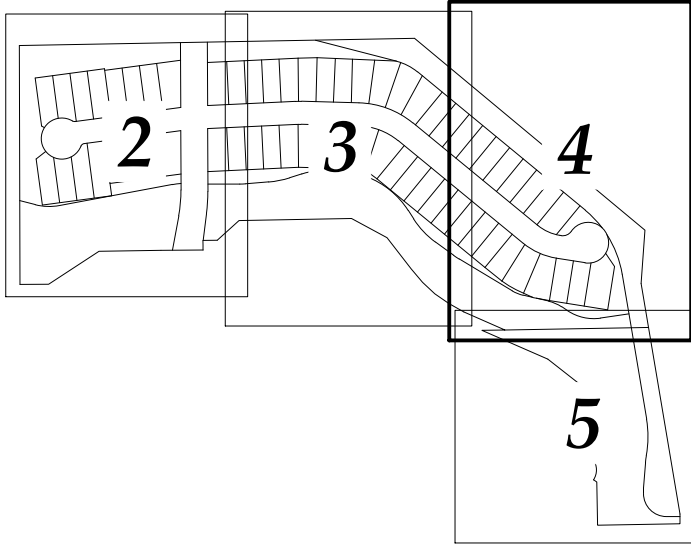
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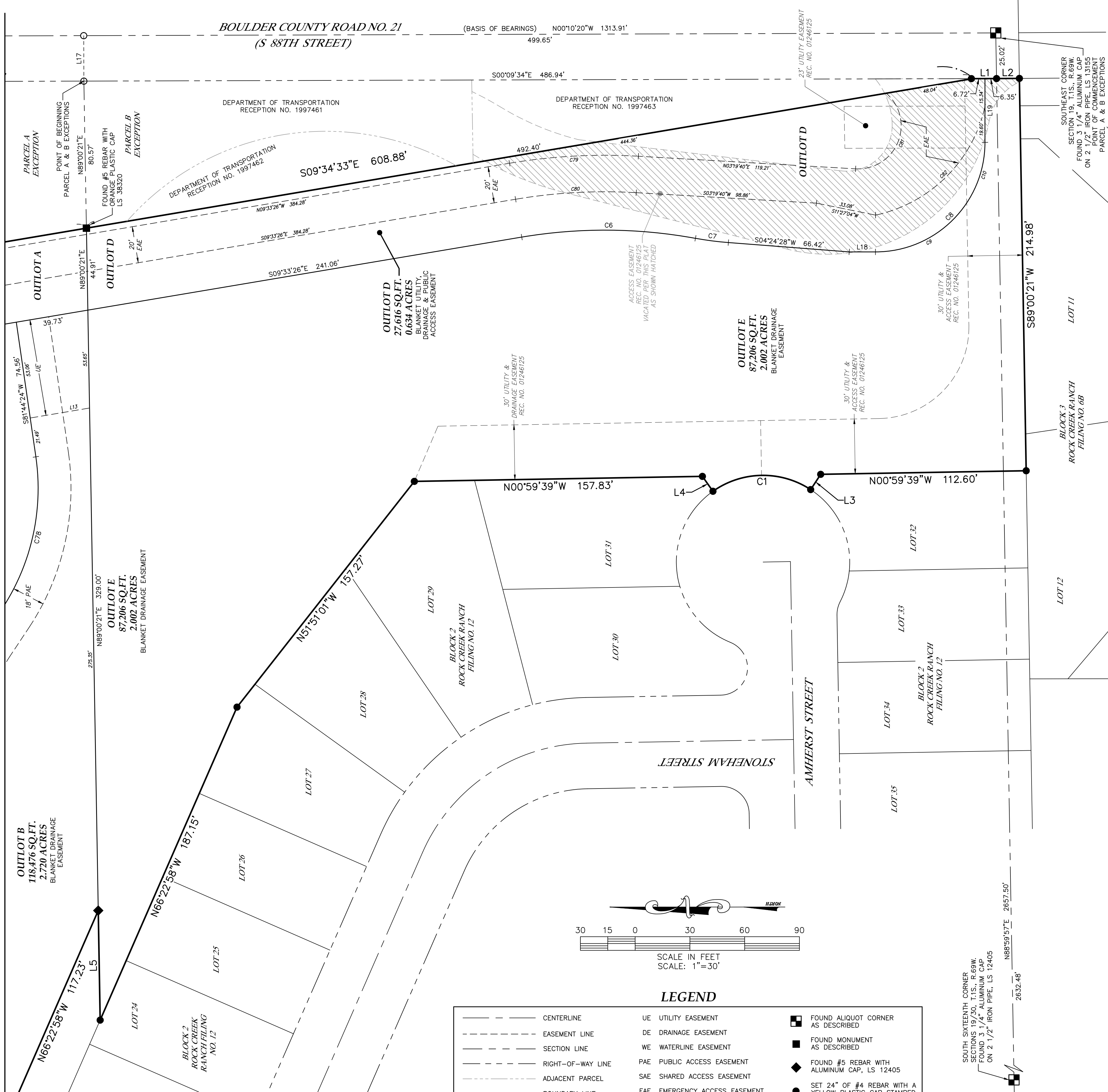
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SHEET 4 OF 5

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	56.87'	47.50'	68°35'49"	53.53'	N00°59'38"W
C2	25.00'	640.00'	2°14'17"	25.00'	S00°26'57"E
C3	62.34'	141.28'	25°16'56"	61.84'	N62°52'05"W
C4	6.84'	141.28'	2°46'20"	6.84'	N74°07'23"W
C5	55.50'	141.28'	22°30'35"	55.15'	N61°28'55"W
C6	95.64'	275.00'	19°55'39"	95.16'	N00°24'23"E
C7	18.21'	175.00'	5°57'44"	18.20'	S07°23'20"W
C8	94.25'	60.00'	90°00'00"	84.85'	S45°00'00"E
C9	59.17'	60.00'	56°30'13"	56.80'	S28°15'07"E
C10	35.08'	60.00'	33°29'47"	34.58'	S73°15'07"E
C11	63.67'	145.00'	25°09'31"	63.16'	S87°59'19"E
C12	54.10'	400.00'	7°44'59"	54.06'	N03°38'37"E
C13	67.79'	365.00'	10°38'31"	67.70'	N05°05'23"E
C14	57.68'	435.00'	7°35'52"	57.64'	N03°34'04"E
C15	10.70'	10.00'	61°17'11"	10.19'	S51°47'45"W
C16	262.18'	53.60'	280°15'38"	68.72'	S18°43'01"E
C17	6.80'	10.00'	38°58'27"	6.67'	S78°04'25"E
C18	39.21'	53.60'	41°54'31"	38.34'	N42°06'26"E
C19	47.26'	53.60'	50°30'53"	45.74'	N88°19'08"E
C20	26.03'	53.60'	27°49'14"	25.77'	S52°30'49"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	65.91'	53.60'	70°27'09"	61.83'	S03°22'38"E
C22	44.82'	53.60'	47°54'47"	43.53'	S55°48'20"W
C23	38.96'	53.60'	41°39'05"	38.11'	N79°24'44"W
C24	31.94'	76.10'	24°02'59"	31.71'	S26°34'43"E
C25	14.60'	200.00'	2°09'42"	8.68'	S89°22'36"W
C26	16.79'	230.00'	4°10'57"	16.79'	S89°22'36"W
C27	12.41'	170.00'	4°10'57"	12.41'	S89°22'36"W
C28	8.68'	230.00'	2°09'42"	8.68'	S88°21'58"W
C29	8.11'	230.00'	2°01'15"	8.11'	N89°32'33"W
C30	4.63'	170.00'	1°33'33"	4.63'	S88°03'54"W
C31	7.78'	170.00'	2°37'24"	7.78'	N89°50'38"W
C32	89.26'	53.00'	96°29'35"	79.08'	S82°28'24"W
C33	30.56'	27.00'	64°50'58"	28.95'	N66°39'05"E
C34	132.41'	200.00'	37°56'00"	130.01'	N69°33'56"W
C35	152.27'	230.00'	37°56'00"	149.51'	N69°33'56"W
C36	112.55'	170.00'	37°56'00"	110.51'	N69°33'56"W
C37	25.28'	230.00'	61°7'51"	25.27'	N85°23'00"W
C38	44.42'	230.00'	11°03'59"	44.35'	N76°42'05"W
C39	45.39'	230.00'	11°18'22"	45.31'	N65°30'55"W
C40	37.19'	230.00'	9°15'48"	37.14'	N55°13'50"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	53.96'	170.00'	18°11'05"	53.73'	N79°26'23"W
C42	58.60'	170.00'	19°44'55"	58.31'	N60°28'23"W
C43	79.39'	150.00'	30°19'31"	78.47'	S65°45'41"E
C44	63.51'	120.00'	30°19'31"	62.77'	S65°45'41"E
C45	30.82'	58.00'	30°27'01"	30.46'	N83°51'03"E
C46	111.15'	53.00'	120°09'20"	91.87'	N38°59'53"E
C47	15.64'	53.00'	16°54'39"	15.59'	S89°22'47"E
C48	95.27'	180.00'	30°19'31"	94.16'	S65°45'41"E
C49	53.98'	120.00'	25°46'27"	53.53'	S63°29'10"E
C50	9.53'	120.00'	4°33'03"	9.53'	S78°38'55"E
C51	46.89'	53.00'	50°41'30"	45.38'	N56°49'09"E
C52	25.97'	53.00'	28°04'27"	25.71'	S17°26'10"W
C53	22.64'	53.00'	24°28'44"	22.47'	N08°50'25"W
C54	85.14'	275.00'	17°44'17"	84.80'	N41°21'28"W
C55	59.30'	275.00'	12°21'21"	59.19'	N44°02'57"W
C56	43.32'	180.00'	13°47'26"	43.22'	S74°01'44"E
C57	46.77'	180.00'	14°53'13"	46.64'	S59°41'24"E
C58	5.18'	180.00'	1°38'51"	5.18'	S51°25'22"E
C59	22.63'	205.00'	6°19'30"	22.62'	S82°35'41"W
C60	25.83'	275.00'	5°22'56"	25.82'	N35°10'48"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C61	85.69'	275.00'	17°51'13"	85.34'	N18°29'02"W
C62	2.00'	30.00'	3°49'38"	2.00'	S84°19'19"W
C63	40.08'	30.00'	76°33'06"	37.17'	N55°29'18"W
C64	82.22'	55.00'	85°39'15"	74.78'	N54°35'01"W
C65	2.80'	275.00'	0°35'01"	2.80'	N32°46'50"W
C66	10.82'	105.00'	5°54'20"	10.82'	N73°22'51"W
C67	15.17'	195.00'	4°27'25"	15.16'	N87°32'26"E
C68	55.30'	245.00'	12°55'56"	55.18'	N78°50'45"E
C69	3.06'	53.60'	3°16'14"	3.06'	S36°58'05"E
C70	4.24'	53.60'	4°31'54"	4.24'	S29°35'00"W
C71	10.16'	53.60'	10°51'30"	10.14'	S29°54'13"E
C72	168.04'	250.00'	38°30'40"	164.89'	N88°21'53"W
C73	143.41'	225.00'	36°31'11"	141.00'	N05°50'57"W
C74	81.93'	220.00'	21°20'18"	81.46'	S43°15'30"E
C75	17.45'	195.00'	5°07'41"	17.45'	S56°29'30"E
C76	29.83'	95.00'	17°59'32"	29.71'	S68°03'06"E
C77	37.83'	105.00'	20°38'34"	37.63'	N66°43'35"W
C78	87.66'	120.00'	41°51'19"	85.73'	S77°19'57"E
C79	70.84'	315.00'	12°53'06"	70.69'	N03°06'53"W
C80	66.34'	295.00'	12°53'06"	66.20'	N03°06'53"W

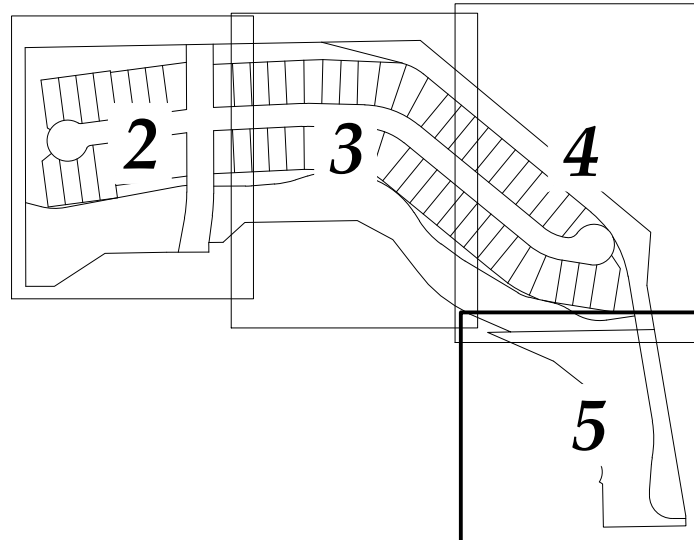
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CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C81	58.72'	23.60'	142°32'51"	44.71'	S67°56'46"E
C82	89.17'	78.20'	65°20'03"	84.41'	S44°46'50"E
C83	5.68'	7.50'	43°25'48"	5.55'	S28°45'42"W
C84	13.26'	17.50'	43°25'48"	12.95'	S28°45'42"W
C85	64.10'	285.00'	12°53'15"	63.97'	S60°42'52"E
C86	25.80'	225.00'	6°34'14"	25.79'	N65°49'25"W
C87	45.84'	225.00'	11°40'22"	45.76'	N56°42'07"W
C88	45.79'	225.00'	11°39'41"	45.72'	N45°02'06"W
C89	25.98'	225.00'	6°36'54"	25.96'	N35°53'48"W
C90	29.02'	95.00'	17°30'08"	28.91'	S67°48'24"E
C91	0.81'	95.00'	0°29'24"	0.81'	S76°48'10"E
C92	1.31'	105.00'	0°42'51"	1.31'	N76°41'26"W
C93	25.70'	105.00'	14°01'24"	25.63'	N63°24'59"W
C94	48.45'	53.60'	51°47'31"	46.82'	S01°25'17"W
C95	19.04'	145.00'	7°31'23"	19.03'	S79°10'15"E
C96	44.63'	145.00'	17°38'07"	44.45'	N88°14'59"E
C97	38.58'	250.00'	8°50'28"	38.54'	S76°48'01"W
C98	45.74'	250.00'	10°28'57"	45.67'	S86°27'43"W
C99	45.77'	250.00'	10°29'25"	45.71'	N83°03'06"W
C100	37.95'	250.00'	8°41'51"	37.91'	N73°27'28"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C101	5.24'	10.00'	29°59'44"	5.18'	S82°33'47"E
C102	1.57'	10.00'	8°58'44"	1.57'	S63°04'34"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°09'33"E	13.07'
L2	S00°23'47"E	12.50'
L3	N56°41'35"W	10.00'
L4	N54°42'17"E	10.00'
L5	N89°00'21"E	60.03'
L6	S89°36'53"W	36.61'
L7	N82°35'22"E	8.86'
L8	N69°06'32"W	6.64'
L9	N32°35'21"W	26.47'
L10	N50°28'36"E	30.75'
L11	S50°28'36"W	32.44'
L12	N56°24'18"W	18.81'
L13	S09°33'28"E	32.94'
L14	S82°24'30"W	6.78'
L15	N46°28'23"W	6.92'
L16	N75°24'34"W	41.88'
L17	N89°49'40"W	24.90'
L18	S00°00'00"E	14.33'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N90°00'00"E	34.94'
L20	N09°04'33"E	23.00'
L21	N07°33'39"W	9.44'
L22	N87°17'07"E	10.89'
L23	S51°23'48"W	31.85'
L24	N58°09'03"W	8.53'
L25	N80°03'45"W	48.03'
L26	N82°35'37"E	24.94'
L27	S82°35'37"W	26.40'
L28	N84°00'55"E	23.49'
L29	S48°53'46"E	6.60'
L30	N43°31'37"E	7.22'
L31	N07°33'39"W	46.67'
L32	N82°26'21"E	8.00'
L33	N82°26'21"E	8.00'
L34	S07°33'39"E	48.00'

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